MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

APRIL 1, 2014

INVOCATION:
Pastor Dave Brogren of Heritage Church gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Zuniga led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, Deputy City Manager Barnhard, City Librarian Housel, Deputy City Manager Lara, Police Chief Martin, Fire Chief Orr, Director of Recreation and Parks Posada, Director of Utilities Sweet, Director of Public Works/City Engineer Whitehead, Director of Administrative Services Visé, Community Programs Manager Coelho-Hudson, Grants Specialist Narez-Provencio, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/PRESENTATIONS:

A. PROCLAMATION – LIBRARY WEEK
Mayor Patino presented a Proclamation declaring the week of April 13-19, 2014, as "Library Week" in the City and encouraging all residents to visit the library to take advantage of the resources available at the Santa Maria Public Library. The Proclamation was accepted by the Library's Teen Librarian I, Jenn Harmer.

B. PROCLAMATION – FAIR HOUSING MONTH
Councilmember Boysen presented a Proclamation declaring the month of April 2014 as "Fair Housing Month" in the City, and the continuance of equal housing opportunities for all residents of Santa Maria. The Proclamation was accepted by Corrie Arellano on behalf of the Legal Aid Foundation.

C. PROCLAMATION – SEXUAL ASSAULT AWARENESS MONTH
Councilmember Orach presented a Proclamation declaring the month of April 2014 as "Sexual Assault Awareness Month" in the City, and encouraging residents to work together to increase public awareness about what can be done to prevent sexual assault and support the victims and survivors in the City. The Proclamation was accepted by Christina Jaquez and Linda Cordero.

D. PROCLAMATION – CRIME VICTIMS' RIGHTS WEEK
Councilmember Zuniga presented a Proclamation declaring the week of April 6-12, 2014, as "Crime Victims' Rights Week" in the City, in honor of crime victims and those who advocate on their behalf. The Proclamation was accepted by Chief Deputy District Attorney, Kelly Scott.

2. PUBLIC COMMENT:
Jorge Manly Gil commended the Council for their recognition of the City Library. He also recognized Councilmember Zuniga for her support against the ICE Facility. He thanked the City Council for holding the recent open meeting allowing citizens to come forward and be heard.

Esperanza Salazar spoke about her disappointment with the Council's decision regarding the ICE Facility. She thanked Councilmember Zuniga for her decision at the recent Special Council meeting.

3. CONSENT CALENDAR:
Councilmember Boysen indicated that he would abstaining from voting on Item 3D (Warrants) due to a financial conflict. He also requested to comment on Item 3J. Councilmember Orach requested that Item 3C be pulled for comment.

Item 3C – Grand Jury Response
Councilmember Orach commented that he was involved with United Way many years ago when the 2-1-1 Program was started. A big problem with the Program was keeping the list of organizations and contact information up to date. He wondered if the Central Coast Collaborative on Homelessness (C3H) could help to keep that list up to date.

Councilmember Boysen responded to Councilmember Orach's suggestion. He said one of the plans with C3H was to centralize contact information for any type of disaster. He said it is currently up to each homeless shelter to keep the information updated.

Mayor Patino commented that in meetings with other Mayors, the topic of the 2-1-1 Helpline Program had been discussed. They agreed the issue was a County issue, not a City issue. Updating the

database would cost $30,000. Mayor Patino explained that the City of Santa Maria already provides support to its residents including neighborhood walk and talks, customer service commitment, town hall meetings, and various other activities that brings the community together. The 2-1-1 Helpline Program was also looking to obtain funding for advertising.

City Manager Haydon commented that the discussion has come up at the City Manager's meetings, as well. The call center is out of Ventura County and their first goal is to update the database and then look at outside sources of funding to sustain the database.

Councilmember Zuniga commented that the 2-1-1 Helpline Program provides resources related to senior issues, housing issues, and healthcare issues, in addition to homelessness issues.

Item 3J – Water Purchase Agreement
Councilmember Boysen commented that the City of Santa Maria is the largest participant in the Central Coast Water Authority which acts as a conduit for the various agencies in the Santa Barbara County for the State Water Project. Santa Maria is well prepared for the drought situation and there is ample supply of water for the next few years. However, South County participants are in desperate need of water (the City of Santa Barbara, Montecito Water District, and the City of Solvang). Central Coast Water Authority has been tasked with finding alternate sources of water for them. The City of Santa Maria probably would not be purchasing any water pursuant to agreement, but rather would be a participant in support of the agreement. Nine different cities came together on the agreement.

Consent Calendar Items 3A through 3K (except Item 3D) were approved on motion by Councilmember Orach, seconded by Councilmember Green, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Consent Calendar Item 3D, Warrants, was approved on motion by Councilmember Orach, seconded by Councilmember Zuniga, and carried on the following vote: 4-0-1

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: Councilmember Boysen

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the Regular City Council meeting of March 18, 2014, were approved as submitted.

C. GRAND JURY REPORT 211 HELPLINE PROGRAM
The City Council approved staff's recommended response to the Santa Barbara County Civil Grand Jury Report regarding the *211 Helpline Program-What is it? Will it survive in Santa Barbara County?* and authorized the Mayor to sign and transmit the City's response to the Presiding Judge of the Superior Court and the County Board of Supervisors, and file a copy with the City Clerk's Office.

D. WARRANTS
Warrant Nos. 185517 to 185767 totaling $2,903,361.95 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. There were no cancelled warrants.

E. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

F. FRIENDS OF THE ORCUTT LIBRARY TENANT IMPROVEMENT FUNDS REFUND
Resolution No. 2014-23 was adopted approving the refund of unused tenant improvement funds to the Friends of the Orcutt Library in the amount of $25,411.44.

Resolution No. 2014-23 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE RETURN OF UNUSED TENANT IMPROVEMENT FUNDS TO THE FRIENDS OF THE ORCUTT LIBRARY.

G. AWARD OF BID – ALVIN AVENUE CONCRETE IMPROVEMENT PROJECT
Resolution No. 2014-24 was adopted awarding the bid and approving a contract with JJ Fisher Construction, Inc., for the Alvin Avenue Concrete Improvement Project, Bid No. 2014/06, in the amount of $200,000.

Resolution No. 2014-24 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH JJ FISHER CONSTRUCTION, INC. FOR BID NO. 2014/06, ALVIN AVENUE CONCRETE IMPROVEMENT PROJECT.

H. NO STOPPING ZONE
Resolution No. 2014-25 was adopted establishing a no-stopping zone on Marsala Avenue at the intersection of Sonya Lane pursuant to Section 7-5.16 of the Santa Maria Municipal Code.

Resolution No. 2014-25 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APDOPTING A NO-STOPPING ZONE ON MARSALA AVENUE AT THE INTERSECTION OF SONYA LANE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

I. NO STOPPING ZONE
Resolution No. 2014-26 was adopted establishing a no-stopping zone at Meredith Lane pursuant to Section 7-5.16 of the Santa Maria Municipal Code.

Resolution No. 2014-26 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A NO-STOPPING ZONE AT 2326 MEREDITH LANE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

J. CENTRAL COAST WATER AUTHORITY PURCHASE AGREEMENT
Resolution No. 2014-27 was adopted approving a water purchase representation agreement with the Central Coast Water Authority (CCWA) to purchase 500 acre feet of water.

Resolution No. 2014-27 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, EXECUTING A WATER PURCHASE REPRESENTATION AGREEMENT WITH CENTRAL COAST WATER AUTHORITY.

K. LABOR COMPLIANCE PROGRAM – PROPOSITION 84 GRANT FUNDING
Resolution No. 2014-28 was adopted authorizing a Labor Compliance Program for projects funded by Proposition 84 Grant Funding.

Resolution No. 2014-28 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING THE IMPLEMENTATION OF A LABOR COMPLIANCE PROGRAM FOR PROJECTS FINANCED BY PROPOSITION 84 GRANT FUNDING.

PUBLIC HEARING:

4. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM REVISED FUNDING ALLOCATIONS FOR FISCAL YEAR 2014-15. City Attorney Trujillo shared a few words regarding conflicts of interest. He indicated that if a financial conflict of interest exists, the FPPC requires a Councilmember to step down, state on the record what the conflict is, and to leave the room. Several Council Members serve on the Board of Directors for a number of grant recipients. It has been the Council's past practice to recuse themselves in order to avoid the appearance of a conflict, even if no financial conflict of interest exists. He indicated that if the Council followed that past practice, the Council would lose a quorum. It was recommended that if applicable, each Councilmember make the following disclosures: 1) Identify the organization they were affiliated with; 2) Indicate for the record that they serve on such an organization, that their decision would not be influenced, and that they could remain impartial; and 3) Confirm they did not have a financial conflict of interest and were participating only to provide a quorum so the Council could act on the matter.

Mayor Patino indicated that she currently serves as a non-paid Board Member for Fighting Back Santa Maria Valley, that her service with that Board will not influence her decision this evening, that she could remain impartial and unbiased, that she did not have a financial conflict of interest, and that she was participating in order to establish a quorum to allow the Council to act on the item.

Councilmember Zuniga stated she serves as a non-paid Board Member for Good Samaritan, Santa Maria Valley Youth Services, the Community Action Commission, and is affiliated with the Santa Barbara County Sexual Assault Response Team. She stated her service with the organizations would not influence her decision, she would remain impartial and unbiased, she did not have a financial conflict of interest, and she was serving to establish a quorum to allow the Council to act on the item.

Councilmember Boysen announced he would participate in HOME Program and Capital Development portion of the meeting as he has no conflict of interest with either of the two items, but he would recuse himself from the Public Service Allocations portion as he has a financial Conflict of Interest as a paid employee of Good Samaritan Shelter.

Community Programs Manager Coelho-Hudson indicated that public comment and Council discussion be done for each category of funding starting with the HOME projects first, then the CDBG Capital projects, and lastly the CDBG Public Service programs. She displayed the summaries of the recommendations for each portion of money as they were reviewed.

Grants Specialist Narez was available for Spanish translation if needed; however, there were no requests for translation during the presentation of this item.

Community Programs Manager Coelho-Hudson gave a presentation as detailed in the Council Agenda Report regarding the Block Grants Advisory Committee's (BGAC) recommendation for the allocation of Fiscal Year 2014-15 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds.

The CDBG Program is the primary Federal program providing state and local governments with grant funds for local programs and projects to address a variety of complex physical, economic and social needs. The main objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities. The program is administered by the U.S. Department of Housing and Urban Development (HUD). The funds may be used at the discretion of the City as long as the City's activities comply with Federal regulations and meet one of the three national objectives, which are: 1) primary benefit to low and moderate income persons; 2) prevention or elimination of slums/blight; or 3) meeting an urgent community-wide need, such as an event caused by a major catastrophic event.

The City of Santa Maria has participated in CDBG since 1975 and receives funding annually based on a HUD formula that includes factors like population growth, level of poverty, age of housing, and extent of overcrowding. Staff was informed that the City of Santa Maria would receive an estimated allocation of approximately 98 percent totaling $1,312,825. Twenty percent would be available for General Administration, 15 percent would be available for Public Services, and the remaining 65 percent would be available for Capital Projects.

However, since the BGAC's deliberation, HUD announced the final grant amount was approximately 5 percent less than expected. The Council was asked to consider the recommendations based on the initial predicted grant amount. The BGAC will finalize their recommendations at their April 14, 2014, meeting and a recommendation will be brought back to the City Council for final approval in May.

The BGAC oversees the process of assessing the needs in the community and receives comments from the public to prioritize those needs. A Notice of Funding Availability (NOFA) and request for applications was issued in October 2013. Applications were due December 20, 2013. Staff received 28 applications for public services totaling $421,109; 9 applications for Capital Development totaling $1,336,970; and 1 application for affordable housing totaling $246,765.

BGAC also evaluated and ranked the proposals by applying the adopted priorities as an overlay to the Federal Guidelines for Eligibility and Additional Criteria for CDBG Public Service Funding. The four adopted priorities include: 1) prevent homelessness and address critical emergency, at-risk youth and special needs; 2) expand educational and youth development opportunities; 3) provide affordable housing; and 4) expand economic opportunities.

In addition to the adopted priorities, special emphasis was also placed on those programs and projects that assist frail elderly and disabled persons with special needs, expand services for at-risk youth, revitalize neighborhoods, and improve the community's public facilities and infrastructure.

Community Programs Manager Coelho-Hudson recognized and thanked the BGAC members for their hard work.

HOME
Staff recommended, and the BGAC approved, the entire allocation of $246,756 in HOME funds for 2014-15 are to be used to continue the City's Tenant-Based Rental Assistance (TBRA) Program. The program has been very successful in providing security deposit assistance to extremely low and very low-income households. Staff recommended $6,000 be provided for administration of the program.

CAPITAL
Staff recommended $525,000 be allocated to the Oakley Park Rejuvenation Project. $82,453 was recommended for the Community Action Partnership of San Luis Obispo County for a Home

Weatherization Program. $106,675 was recommended for a gymnasium upgrade at the Boys & Girls Club. $42,000 was recommended for the Community Action Commission's Head Start Center roof repair. $26,000 was recommended for the SMILE/OPTIONS Residential renovation. $49,799 was recommended for rehabilitating Transitions Mental Health Association's residential properties. $15,347 was recommended for activity delivery costs to be distributed among the various Capital projects.

Committee Chair Robert Dickerson thanked the staff for their support in the process and other committee members for their time and dedication.

Mayor Patino opened the public hearing at 7:26 p.m. and announced that the Council would take public testimony and consider each of the three program areas separately.

Public Input regarding HOME Funds
There were no requests to speak regarding HOME Funds.

Council discussion regarding HOME Funds
Councilmember Boysen commented on how successful the Tenant-Based Rental Assistance program has been in placing homeless people into housing.

HOME Investment Partnerships Program Allocation
Resolution No. 2014-29 was adopted approving the following allocation for the HOME Investment Partnerships Program for fiscal year 2014-15:

Tenant Based Rental Assistance Program	$246,756

on motion by Councilmember Boysen, seconded by Councilmember Orach, and carried on the following 5-0 vote:

AYES:	Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2014-29 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ACTIVITIES AND ALLOCATIONS UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM FOR FISCAL YEAR 2014-15 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

Public Input regarding Capital Development Activities
Jim McNamara, the Director of Energy and Home Repair Services for Community Action and Partnership (CAPSLO), thanked the BGAC for recommending funding of their project. The Home Repair Program began with elderly and disabled homeowners, with the primary focus on handicapped improvements like wheelchair ramps and modifications to bathrooms. He indicated that 13 of 15 projects submitted to the City's CDBG Program for funding have been completed. He noted that materials for the projects are purchased locally, when possible. He thanked the BGAC and the staff for their efforts.

Councilmember Boysen asked how the public finds CAPSLO for services.

Mr. McNamara responded that healthcare providers refer them, some clients are referred by Area Agency on Aging; occasionally, CAPSLO canvasses and does some outreach.

Council discussion regarding Capital Development Activities
Councilmember Boysen commented on the spirit of non-profits in Santa Barbara County and their collaboration citing CAPSLO and the fact that the organization is outside the County, but sharing their expertise and services.

Capital Development Activities
Resolution No. 2014-30 was adopted approving the following revised Capital Development allocations under the CDBG Program for fiscal year 2014-15:

HOUSING – RESIDENTIAL REHABILITATION	
Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.)	$82,453
NON-PROFIT FACILITIES PROGRAM	
Boys and Girls Club/Gymnasium Upgrade	$106,675
Community Action Commission (CAC)/Head Start Roof	$42,000

Santa Maria Independent Living Environment/OPTIONS Group Home Rehab	$26,000
Transitions Mental Health Association	$49,799
PUBLIC FACILITIES AND IMPROVEMENTS	
City of Santa Maria Recreation and Parks Department/ Northwest Rejuvenation Project, Phase 2 of 3	$525,063
TBRA Administration	$6,000
GENERAL ADMINISTRATION	$262,565

on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following 5-0 vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2014-30 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE CAPITAL DEVELOPMENT ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR 2014-15 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

Councilmember Boysen excused himself and left the Chambers at 7:35 p.m.

PUBLIC SERVICES
Twenty-four of twenty-eight requests for funding were recommended by the Committee. The majority of recommendations fall under the priority of preventing homelessness and addressing critical emergency, at-risk youth and special needs. See Resolution 2014-31 below.

Public Input regarding Public Services
Allison Bailey, representing the Boys and Girls Club of Santa Maria Valley (B&GC), thanked the BGAC and the City Council for their support of the gymnasium renovation as the gym is the hub of their club with its daily activities and athletic programs. They also rent the facility out, so the renovation will help with to increase the rental use of the gym.

Linda Cordero, representing the B&GC and the North County Rape Crisis & Child Protection Center (NCRC), thanked the BGAC and City Council for their support of these organizations. She spoke about the services provided by the (NCRC). She explained the NCRC provides hotline services and rely heavily on donations and grants.

Janet Allenspach, representing CAPSLO and a tattoo removal program designed to help ex-gang members move forward with their lives, thanked the BGAC and the Council for their support. She gave a summary of two juvenile youths who were doing their volunteer work while incarcerated, and taking steps to improve their lives thanks to opportunities programs offer when funded by CDBG.

Judith Monte, representing the Foodbank of Santa Barbara County, commented on the professionalism of the City's staff and the BGAC for their hard work with the process and support of the Foodbank. She also spoke about the drought and how it was impacting the Foodbank. The increase in food prices was affecting the Foodbank, thus they are very pleased with the CDBG support. She also said that children are showing increased Kindergarten readiness skills when they attend the Healthy School Pantry Program which is also funded, in part, by CDBG.

Hearing no further requests to speak, Mayor Patino closed the public hearing at 7:46 p.m.

Council discussion regarding Public Services
Councilmember Orach commented on the increasing efficiency of the CDBG program since its inception.

Councilmember Zuniga and Councilmember Green thanked the BGAC for their hard work.

Mayor Patino also thanked the BGAC and the staff. She noted the number of organizations benefiting from the program.

Public Service Activities
Resolution No. 2014-31 was adopted approving the following revised Public Service allocations under the CDBG Program for Fiscal Year 2014-15:

Alliance for Pharmaceutical Access	$ 5,000
Boys & Girls Club of Santa Maria Valley	$ 5,000
Catholic Charities	$ 19,692
Child Abuse Listening Mediation (CALM)	$ 3,363
City of Santa Maria/Ready Program	$ 5,368
Community Action Commission / Senior Nutrition	$ 5,000
Community Action Partnership of SLO County, Inc.	$ 4,000
Community Partners in Caring	$ 8,000
Council on Alcoholism and Drug Abuse – Teen Court	$ 7,500
Domestic Violence Solutions / Emergency Shelter	$ 8,000
Foodbank of Santa Barbara County / Warehouse Program	$ 12,000
Good Samaritan Shelter, Inc. / Detox Program	$ 5,000
Good Samaritan Shelter, Inc. / Emergency Shelter Services	$ 14,000
Independent Living Resource Center / Deaf Outreach	$ 8,000
Legal Aid Foundation of Santa Barbara County	$ 15,000
North County Rape Crisis & Child Protection Center	$ 10,000
Pacific Pride Foundation / Necessities of Life Food Pantry	$ 10,000
People's Self-Help Housing Youth Education Enhancement Program	$ 5,000
Santa Barbara County Sexual Assault Response Team	$ 6,000
Santa Maria Independent Living Environment / OPTIONS	$ 10,000
Santa Maria Organization of Transportation Helpers (SMOOTH)	$ 7,000
Santa Maria Valley FISH Meals On Wheels	$ 8,000
Santa Maria Valley Youth and Family Center	$ 9,000
Transitions Mental Health Association	$ 7,000

on motion by Councilmember Orach, seconded by Councilmember Green, and carried on the following vote:

AYES: Councilmembers Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: Councilmember Boysen
ABSTAIN: None

Resolution No. 2014-31 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE PUBLIC SERVICE ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR 2014-15 AND AUTHORIZING THE CITY MANAGER AND ANY DESIGNEE(S) TO EXECUTE THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY OF SANTA MARIA FOR APPLICATION OF THE FUNDS.

Councilmember Boysen returned to the Chambers dais at 7:54 p.m.

REGULAR BUSINESS:

5. NOTICE OF CONTRACT COMPLETION FOR THE SANTA MARIA POLICE FACILITY STRUCTURAL RETROFIT, PHASE I OF FACILITY IMPROVEMENTS BID NO. 2014/08. Director of Public Works Whitehead gave a presentation as detailed in the Council Agenda Report. He indicated that Notices of Contract Completion are generally placed on the Consent Calendar portion of the agenda. However, because of the magnitude of the project, its phased approach, and significance to the City, staff placed it before Council as a Regular Business item.

Phase 1 of the building conversion is the Structural Retrofit, Phase 2 is the Tenant Improvement Projects, and Phase 3 is the Radio Dispatch and Technology Improvements. The project presented completes Phase I of the conversion of the industrial office building located at 1111 Betteravia Road into the new City of Santa Maria Police Station. The project included a structural retrofit to strengthen the building to meet essential facilities standards per the California Uniform Building Code. The contract also included work necessary to prepare the building for the tenant improvement project currently underway including replacement of the roof and installation of structural elements on the roof accommodating new mechanical equipment.

The total contract cost for Phase I and Phase II is $13.5 million. For Phase I, the total cost of the work performed by JTS Construction was $2,856,092.50. There were three change orders to the project. Change Order 1 addressed changes to the original plans for the structural retrofit of the building. Change Order 2 addressed six unforeseen items that increased the total cost of the project which included asbestos abatement, additional structural components deemed necessary, the removal of

excessive concrete under the slab, and the installation of conduit extensions and sewer clean outs. Change Order 3 addressed another 23 unforeseen conditions that increased the total cost of the project for the structural upgrade of the building, such as roof replacement issues, and three owner-requested items. Once the roof was removed, it was revealed that the metal "pan-deck" was not properly attached to the building. The roof decking had to be re-attached to the building structure utilizing screws and welding materials.

The Owner-requested items included the disconnection of electrical wires to the removed modular furniture, work to seal the "Harms" building from water penetration discovered during construction, and the removal of wet carpeting saturated while the roof work was being completed.

Public input.
There were no requests to speak.

Council discussion.
Councilmember Boysen commented on the efficiency of the project and expenses.

Councilmember Zuniga thanked staff for arranging to have the item placed on Regular Business, instead of the Consent Agenda. It is an important project and many people were interested in knowing what was happening with it.

Councilmember Orach indicated that his concurrence of Councilmember Boysen's comments.

The Notice of Contract Completion for the Santa Maria Police Facility Structural Retrofit, Bid No. 2014/08 was approved, and the Chief Deputy City Clerk was directed to record the same on motion by Councilmember Boysen, seconded by Councilmember Green, and carried on the following 5-0 vote:

AYES: Councilmembers Boysen, Green, Orach, Zuniga, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

REPORT BY CITY MANAGER:
City Manager Haydon reported on items anticipated for the April 15, 2014, City Council Meeting to include a number of Proclamations, a couple of transportation-related Consent Agenda items, and two public hearings relating to the annual Weed Abatement Program and a Civic Center Underground Utilities project.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen reported that he attended the Central Coast Water Authority Board of Director's meeting in March 2014. He commented on his challenge to City staff to participate in the Good Samaritan's fundraiser Color Run. He offered to pay City Staff entry fees for everyone who could beat him across the finish-line. Those who do not will match his contribution of the entry fee. He encouraged public safety staff to participate and asked the Police and Fire Chiefs to support their participation. He also commented on the ICE Facility meeting held March 27, 2014, at the Fairpark. He said he was pleased with the public participation. He wanted to make sure the public knows that his decision was based on the evidence presented. Each Council Member was charged with proving an error was made by the Planning Commission in approving the project. The vote was not a vote against the community, nor was it a race issue, but rather a vote on whether or not the government agency and the developer's specific request for land use was appropriate. He indicated that his decision was based on the fact that he was not presented with sufficient evidence to convince him that the Planning Commission erred in their decision in any way.

Councilmember Green also commented on the ICE Facility decision. He said he believed there was a lot of misinformation in the community about the facility. He reported that he attended the recent debut of the Police Department's *Life Facing Bars* film, and met with the Recreation and Parks Department to discuss senior citizen activities available in the community.

Councilmember Orach echoed the comments made by Councilmember Boysen.

Councilmember Zuniga commented on the ICE Facility appeal, and thanked Chief Martin and his team for all the work they put into the meeting.

Mayor Patino reported that she attended the Santa Maria Public Airport Quarterly meeting; the viewing of the *Life Facing Bars* documentary at the new theater; met with Principal Joe Dominguez of Santa Maria High School; attended the Air Pollution Control District's Board of Directors meeting; went to a CASA dinner and the League of Women Voters Forum on Agriculture; spoke at a leadership class at Allan Hancock College; attended the 34th annual student art show; attended a meeting for immigrants who will

be receiving their drivers license in 2015; attended Pioneer Valley High School College & Career Day; spoke at the Annual Welcome Home Veteran's Day BBQ; and attended a California Highway Patrol press conference for Distracted Drivers Awareness Month. She cited numerous deaths in Santa Maria due to distracted driving, and asked that Santa Maria residents take this issue seriously.

ADJOURNMENT:
There being no further business to come before the City Council at this time, Mayor Patino declared the meeting of the City Council adjourned at 8:22 p.m.

APPROVED:

April 15, 2014
Date

Rhonda M. Garietz
Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk